

14010

Recording requested by:

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JAN 17 1995

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

15

FOR RECORDER'S OFFICE USE ONLY

Project: **RZ-013-934**
Administrative PMW

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **A.C. NEJEDLY and SHIRLEY J. NEJEDLY**, as trustees of the **NEJEDLY FAMILY 1993 LIVING TRUST** under Declaration of Trust dated April 6, 1993

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **April 21, 1994**, a waiver of parcel map for a lot line adjustment was granted for the real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which real property as described in said **Exhibit "A"** thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDESTEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: December 28, 1994

By

J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ssOn Dec. 28, 1994, before me Margaret I. Archambault
(date) (name)

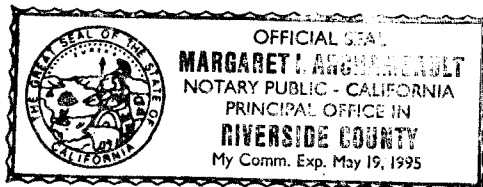
a Notary Public in and for said State, personally appeared

J. Craig Aaron

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
(X) Individual~~(s)~~
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

rz013934.coc

EXHIBIT "A"

THOSE PORTIONS OF LOTS 43, 45 AND 46 IN BLOCK 2, AND LOTS 1 THROUGH 6 AND 33 IN BLOCK 3 OF ORANGE ACRES, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 7 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF HARDING STREET AS VACATED BY THE CITY OF RIVERSIDE AS SHOWN BY RESOLUTION NO. 17322 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, RECORDED DECEMBER 1, 1989 AS INSTRUMENT NO. 421334 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 33, SAID POINT BEING THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY OF THE CENTERLINE OF INDIANA AVENUE;

THENCE SOUTH 49° 34' 10" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 465.58 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY HALF OF SAID LOT 45;

THENCE NORTH 33° 59' 38" WEST, ALONG SAID SOUTHWESTERLY LINE AND THE NORTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 151.96 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 91 AS SHOWN BY CAL TRANS RIGHT-OF-WAY MAP 8-RIV-91 (OLD RIV-43-RIV) SHEET 21 OF 23 ON FILE WITH THE COUNTY SURVEYOR OF RIVERSIDE, CALIFORNIA;

THENCE NORTH 49° 14' 52" EAST, A DISTANCE OF 75.42 FEET;

THENCE NORTH 49° 17' 30" EAST, A DISTANCE OF 275.64 FEET;

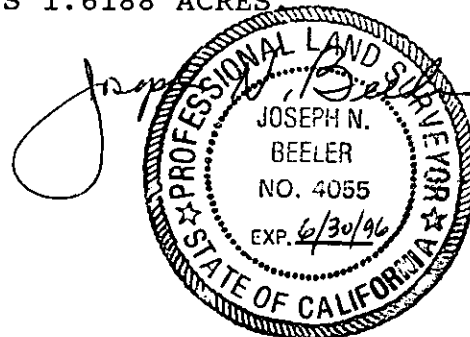
THENCE NORTH 52° 22' 30" EAST, A DISTANCE OF 114.39 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID LOT 33;

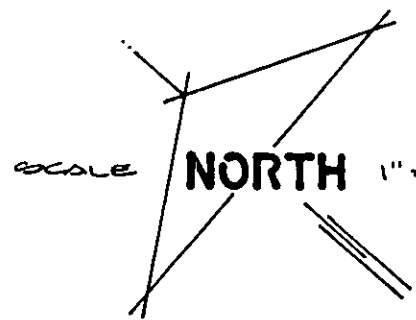
THE PRECEDING THREE (3) COURSES BEING ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 91;

THENCE SOUTH 33° 55' 52" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 33, A DISTANCE OF 148.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.6188 ACRES.

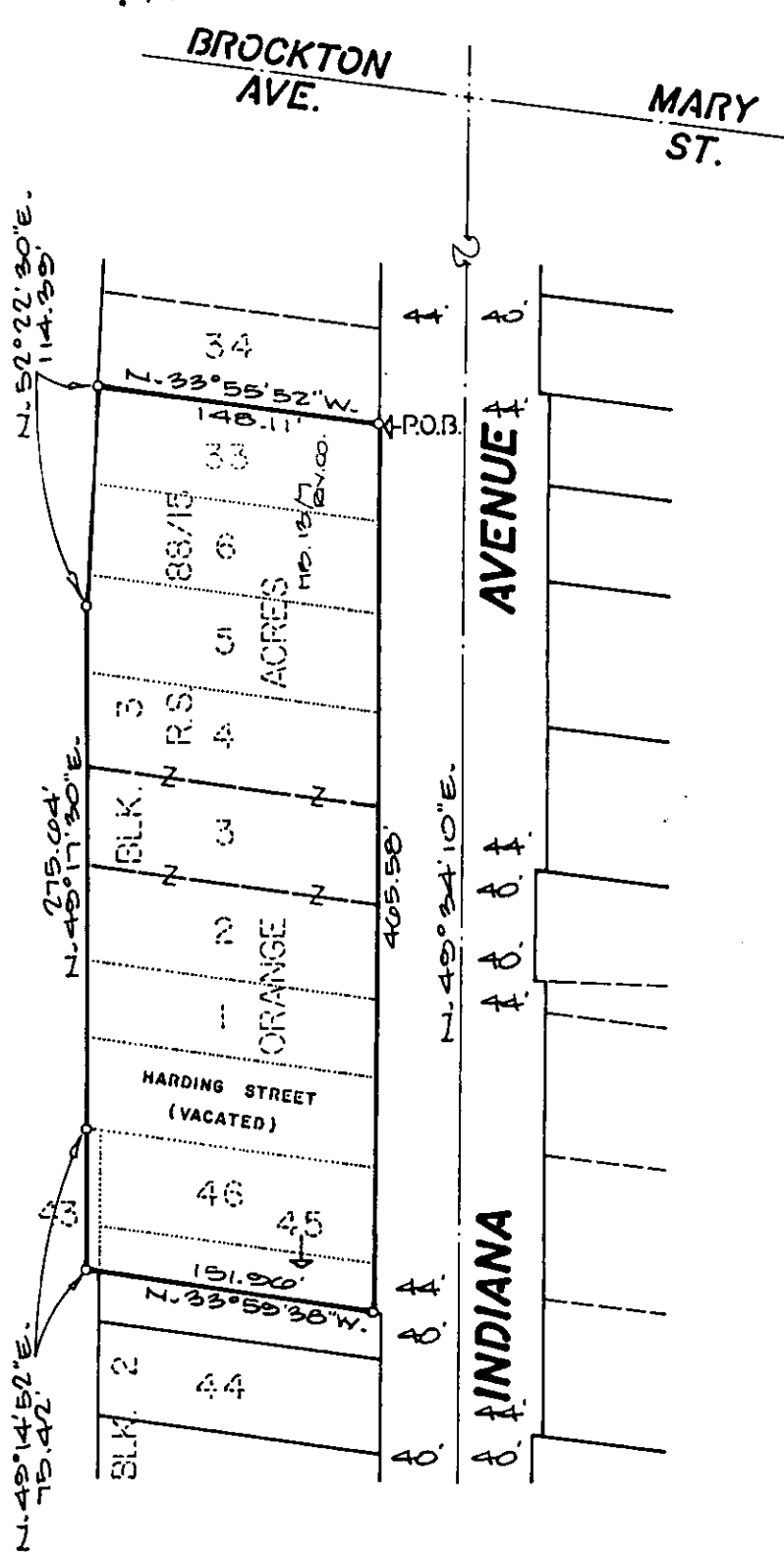
DESCRIPTION APPROVAL 12/22/91
 by UF
 SURVEYOR, CITY OF RIVERSIDE





RIVERSIDE **FREEWAY**

(STATE HIGHWAY NO. 91)



• CITY OF RIVERSIDE, CALIFORNIA •

94-537-01

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=100'

DRAWN BY 100 DATE 12 / 1 / 94

SUBJECT 7001 INDIANA AVENUE GP-003-934, RZ-013-934
PARCEL MAP WAIVER